

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

493 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,865,500

Property type

House

Suburb

Caulfield South

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

16 STATION PLACE GLEN HUNTLY VIC 3163	\$1,260,000	16-Oct-21
13 GLEN EIRA AVENUE BALACLAVA VIC 3183	\$1,350,000	11-Dec-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 March 2022

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**16 STATION PLACE GLEN HUNTLY  
VIC 3163**

2 1 1

Sold Price

**\$1,260,000**

Sold Date

**16-Oct-21**

Distance

**2.12km**



**13 GLEN EIRA AVENUE  
BALACLAVA VIC 3183**

2 1 1

Sold Price

**\$1,350,000**

Sold Date

**11-Dec-21**

Distance

**3.25km**

RS = Recent sale

UN = Undisclosed Sale

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